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FNT 53006121

SPECIAL WARRANTY DEED

THE GRANTOR(S), The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-25, of the city of _____, County of _____, Commonwealth of _____, for and in consideration of Ten Dollars (\$10.00) in hand paid, remise(s), release(s), alien(s), and the grantor hereby covenants with said grantee and to none other, **JOHN VIGNA AND LINDA VIGNA** *(Grantee's Address) - 530 N. Prospect Park Ridge, IL 60068

of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit: (SEE ATTACHED- EXHIBIT A) *not a tenants in common but as Joint Tenants w/ rights of survivorship

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the following:

SUBJECT TO: Property and Title taken AS IS condition. Seller makes no representations or Warranties of any kind or nature, other than Seller's right to transfer title hereunder, subject to general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate. hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 09-22-321-017
Address of Real Estate: 1125 N. Northwest Highway, Park Ridge IL 60068
Dated this 7th day of November, 2012

BOX 15
CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 32601



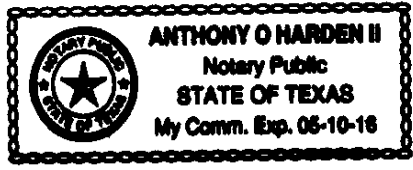
[Signature]
Grantor
The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2006-25 by Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP as Attorney in Fact.
Austin Alburdis, AVP

STATE OF TEXAS, COUNTY OF COLLIN ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Austin Alburdis, AVP personally known to me to be the person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7th day of November, 2012

[Signature]
Notary Public
Anthony O Harden II



Prepared By: Law Offices of Alan T. Schencker 400 W. Dundee, Suite 3, Illinois 60089
Mail To: John Vigna 530 N. Prospect Park Ridge IL 60068
The Grantee(s), or Purchaser(s) of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following Grantor's execution of this Deed.

FIDELITY NATIONAL TITLE _____



S [Signature]
P 2
S [Signature]
SC [Signature]
INT [Signature]

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EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1: LOTS 24 AND 25 IN CHARLES A. SCOTT'S PARK RIDGE VILLAGE, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 1/2 OF VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 24 AND THE SOUTH WESTERLY 1/2 OF VACATED ALLEY LYING NORTHEASTERLY OF AND ADJOINING LOT 25 IN CHARLES A. SCOTT'S PARK RIDGE VILLA BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER	11/15/2012
 	COOK \$118.00
	ILLINOIS: \$236.00
	TOTAL: \$354.00
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Property of Cook County Clerk's Office